

17 Philmont Way, Meadow Springs, WA 6210

Mandurah

House For Sale

Wednesday, 31 January 2024

17 Philmont Way, Meadow Springs, WA 6210

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 601 m2

Type: House



Nicole Hindmarsh
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Offers Over \$735,000

Nicole Hindmarsh is proud to welcome 17 Philmont Way Meadow Springs Mandurah to the market. Situated close to public and private schools, the beach, the Meadow Springs Golf Course, shops and all amenities, this home will suit many buyers, prepare to be impressed! Plus genuine side access to park the boat, caravan or trailer behind secure gates. For the investors, given this property's location close to schools and the size of the home, this property will appeal to many tenants! Presenting the perfect architecturally designed 350sqm under the roof family home. This remarkable property is bursting with features that will exceed all expectations. Boasting four spacious bedrooms all with walk in robes, an oversize master suite with room for a lounge and tv, a study, a theatre room, a games room and an activity room, there is ample space for the entire family to live and thrive comfortably! Spacious kitchen, strategically positioned at the heart of the property designed to facilitate seamless interaction and connection, the kitchen overlooks the family living and dining areas, creating an open and inviting atmosphere. This fantastic culinary space is adorned with sweeping bench tops and is equipped with stainless steel appliances a 900mm gas cooktop, wall oven, and dishwasher plus a microwave space, corner pantry, this kitchen provides the perfect setting for culinary creations and entertaining guests. The expansive outdoor alfresco area of this property offers a magnificent space for family gatherings and summer barbecues. Facing North this alfresco area will be protected from the weather most of the year allowing all year round entertaining and lots of natural light into the main living areas inside. Additionally, the property offers side access, perfect for storing a trailer or small boat. Situated on a generous 601m² block, this home is conveniently located near a family park, providing a wonderful opportunity for children to engage in outdoor activities like kicking the footy after school. With its exceptional features and ideal location, this home is truly a dream come true for families seeking the perfect home. Additional features of this beautiful home include:- 6.6KW solar power system which is battery ready (less than 4 months old)- Double door front entry with double security doors- 31 course high ceilings- 4 spacious bedrooms all with walk in robes- Separate theatre room, separate activity room, separate games room and separate study!- Ducted air-conditioning throughout- Gas bayonet for heating- Gas hot water system- Double power points throughout- NBN connected- Garden shed- Automatic reticulation system- North facing living spaces offering light and bright room- Caravan, boat and trailer parking behind secure gates. Located in a peaceful pocket of Meadow Springs just 100-meter walk to a lovely park with kids play area, 3 minute drive to Meadow Springs golf course, 6 minute drive to Frederick Irwin school and a 5 minute drive to San Remo beach. With the new Lakelands train station completed, you are only 8 minutes away for those that commute to the city, commute by train or easy freeway access. Don't miss out on the chance to secure your dream family home in Meadow Springs. Contact Nicole Hindmarsh today 041 581 5156. This information has been prepared to assist in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, Harcourts Mandurah do not warrant or guarantee the accuracy of the information, or take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.